



~ Broadmoor West ~

Homeowners Association Architectural Committee Requirements

- A Plat Map should be provided outlining where the house, shed, addition to the house, etc is located on the property.
- The Impervious area needs to be in compliance of the 4000 sq. ft. If additional concrete is being added then the area of concrete should be calculated with the existing impervious area to determine if it needs Johnston County Environmental Approval. The survey should show the existing and proposed area calculations.
- Builder' s or Subcontractors plans must be submitted prior to beginning construction.
- Builders or Subcontractors must comply with all covenants and recorded plat map for each lot
- All detached garages are to match the exterior of the house.
- The height of a fence is no more than 4 feet in Section 2B and 5 feet in Sections 1 and 2A and no closer to the road than the back corners of the house. The fence is to be installed in accordance with Johnston County codes, and setbacks.
- Porches other than brick and concrete must be approved by Architectural Committee
- All homes are stick built - no trusses allowed in additions
- All columns on front porches must be 10" each
- Vinyl siding is not allowed on any part of the house
- Trim is to be hardiplank boxing and overhangs.
- Builder or Subcontractors must not encroach on adjoining property.
- Silt fence must be installed where needed to keep soil and water runoff from street, ditches and other homeowners
- No additional family dwellings are allowed to be built on your property.

- Only 2 signs may be put on the lot-the builder and realtor who has the home listed. No other vender signs allowed in the subdivision. No realtor or open house sign at the entrance of the subdivision
- Builder cannot sell a lot he does not build on to anyone until builder has offered the lot back to the developer at same price builder paid. Developer has ten days to repurchase said lot.
- Parking is to be maintained on the lot or to right side of the street during construction.
- There is 4000 sq. ft. Imperious area allowed, any overage must have written approval from Johnston County Public Utilities Department of Environmental.

Printed Name_____

Builders Signature - Agree to the above Date